

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1317 EAST RIVERSIDE DRIVE AND 1220 IH-35  
3 SOUTH FROM COMMUNITY COMMERCIAL-MIXED USE (GR-MU)  
4 COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-  
5 CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT  
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7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
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9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from community commercial-mixed use (GR-MU) combining  
11 district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining  
12 district on the property described in Zoning Case No. C14-06-0117, on file at the  
13 Neighborhood Planning and Zoning Department, as follows:  
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15 Lot 1, Lela Parkinson Subdivision, a subdivision in the City of Austin, Travis  
16 County, according to the map or plat recorded in Book 17, Page 34, Platt Records  
17 of Travis County, Texas; and  
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19 Lot 1, Block A, The Schuler Subdivision, a subdivision in the City of Austin,  
20 Travis County, Texas, according to the map or plat of record in Document No.  
21 200300013, of the Official Public Records of Travis County, Texas (the  
22 "Property"),  
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24 locally known as 1317 Riverside Drive and 1220 IH-35 South, in the City of Austin, Travis  
25 County, Texas, and generally identified in the map attached as Exhibit "B".  
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27 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
28 established by this ordinance is subject to the following conditions:  
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30 A. Development of the Property shall comply with the following:  
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- 32 1. The maximum impervious cover is 85 percent.
- 33 2. Non-residential uses of Lot 1, Block A, The Schuler Subdivision and Lot  
34 1, Lela Parkinson Subdivision, Save and Except the south 400 feet of Lot  
35 1, Lela Parkinson Subdivision, may not exceed 25,000 square feet of  
36 gross floor area.  
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